



COMMONWEALTH OF VIRGINIA
DEPARTMENT OF TRANSPORTATION

457 EAST SHIRLEY AVENUE
WARRENTON, VA 20186

PHILIP A. SHUCET
COMMISSIONER

GARRETT W. MOORE, PE
RESIDENT ENGINEER

March 18, 2004

Mrs. Melissa Dargis
Fauquier County
40 Culpeper Street
Warrenton, Virginia 20186

RE: Richard L. and Patrice M. Grandy – Liberty Hill Pet Resort – 2nd Review
SPEX04-CR-015 PIN Map 6990-14-0393
Route 674 – Fauquier County

Dear Mrs. Dargis:

The Warrenton Residency staff reviewed the above referenced special exception dated January 9, 2004, and has the following comments:

1. Under Virginia Administrative Code § 24 VAC 30-71-10 a Commercial Entrance is needed to serve all entities other than an individual private residence. This planned use will generate vehicular traffic to a residence. The entrance needs to be constructed in accordance with VDOT's Minimum Standard of Entrance to State Highways including meeting minimum sight distance requirements. An updated entrance permit and appropriate entrance improvements are the responsibility of the owner.
2. The number of trips per day with the dog daycare would represent a significant impact on Green Road. The 68 estimated trips per day with the dog daycare would double the number of trips currently on the road. The dog daycare would concentrate the bulk of the trips in a small window of time during the peak times on the road. The remaining uses should distribute the trips enough that there will not be a significant impact, and many of the trips should be during off peak times. We recommend that the dog daycare be removed from the special exception, and that conditions be placed that no increase in the usage be approved until Green Road has been upgraded.

If you have any questions, please give me a call at (540) 347-6441.

Sincerely,

Kim Yeatman
Land Development Supervisor

WE KEEP VIRGINIA MOVING